

# ORDINANCE C-74-06

## AN ORDINANCE FOR THE REZONING OF 0.416 ACRES LOCATED AT 4213 HOOVER ROAD FROM R-2 TO PSO

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WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on September 12, 2006; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from R-2 to PSO:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 *and being the remainder of Lot 4 of that subdivision entitled "Grove City Heights Subdivision" conveyed to Grace Hixenbaugh, Trustee, as recorded in Official Records, Plat Book 28, Page 8 and 9, Recorder's Office, Franklin County, Ohio,* and being more fully described in Exhibit "A" attached hereto and made a part hereof.

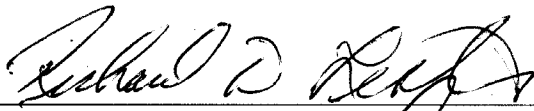
SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

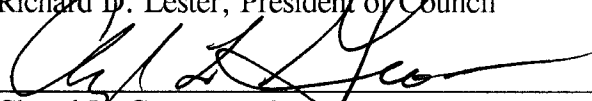
SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

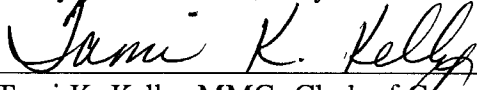
Passed: 11-06-06  
Effective: 12-05-06

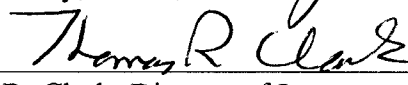
Attest:

I Certify that this ordinance  
is correct as to form.

  
Richard D. Lester, President of Council

  
Cheryl L. Grossman, Mayor

  
Tami K. Kelly, MMC, Clerk of Council

  
Thomas R. Clark, Director of Law

*Exhibit "A"*  
*C-74-06*  
**ZONING EXHIBIT**  
**0.416 ACRE**

**RECEIVED**  
**SEP 08 2006**  
**GC PLANNING COMMISSION**

Situated in the State of Ohio, County of Franklin, City of Grove City, located in Virginia Military Survey Number 1383, being the remainder of Lot 4 of that subdivision entitled "Grove City Heights Subdivision" of record in Plat Book 28, Page 8 and 9 as conveyed to Grace Hixenbaugh, Trustee by deed of record in Instrument Number 199905060114763 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly bounded and described as follows:

BEGINNING at a northeasterly corner of the remainder of said Lot 4, a northwesterly corner of that 0.046 acre tract as conveyed to City of Grove City, Ohio by deed of record in Instrument Number 200112280302912, being the westerly right-of-way line of Hoover Road;

thence South 03° 15' 00" West, with a westerly line of said 0.046 acre tract said westerly right-of-way line, a distance of 100.00 feet to a point in the northerly line of Lot 5 as conveyed to Peter D. and Janet K. Feldkamp by deed of record in Instrument Number 199909220240074;

thence North 87° 56' 40" West, with said northerly line of said Lot 5, a distance of 181.32 feet to a northwesterly corner thereof, in the easterly line of Lot 15;

thence North 03° 15' 00" East, with said easterly line and with the easterly line of Lot 14, a distance of 100.00 feet to a northwesterly corner thereof, a southwesterly corner of Lot 3;

thence South 87° 56' 40" East, with a southerly line of said Lot 3, a distance of 181.32 feet to a point the POINT OF BEGINNING, and containing 0.416 acre of land, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

## ZONING EXHIBIT

### VIRGINIA MILITARY SURVEY NO. 1383

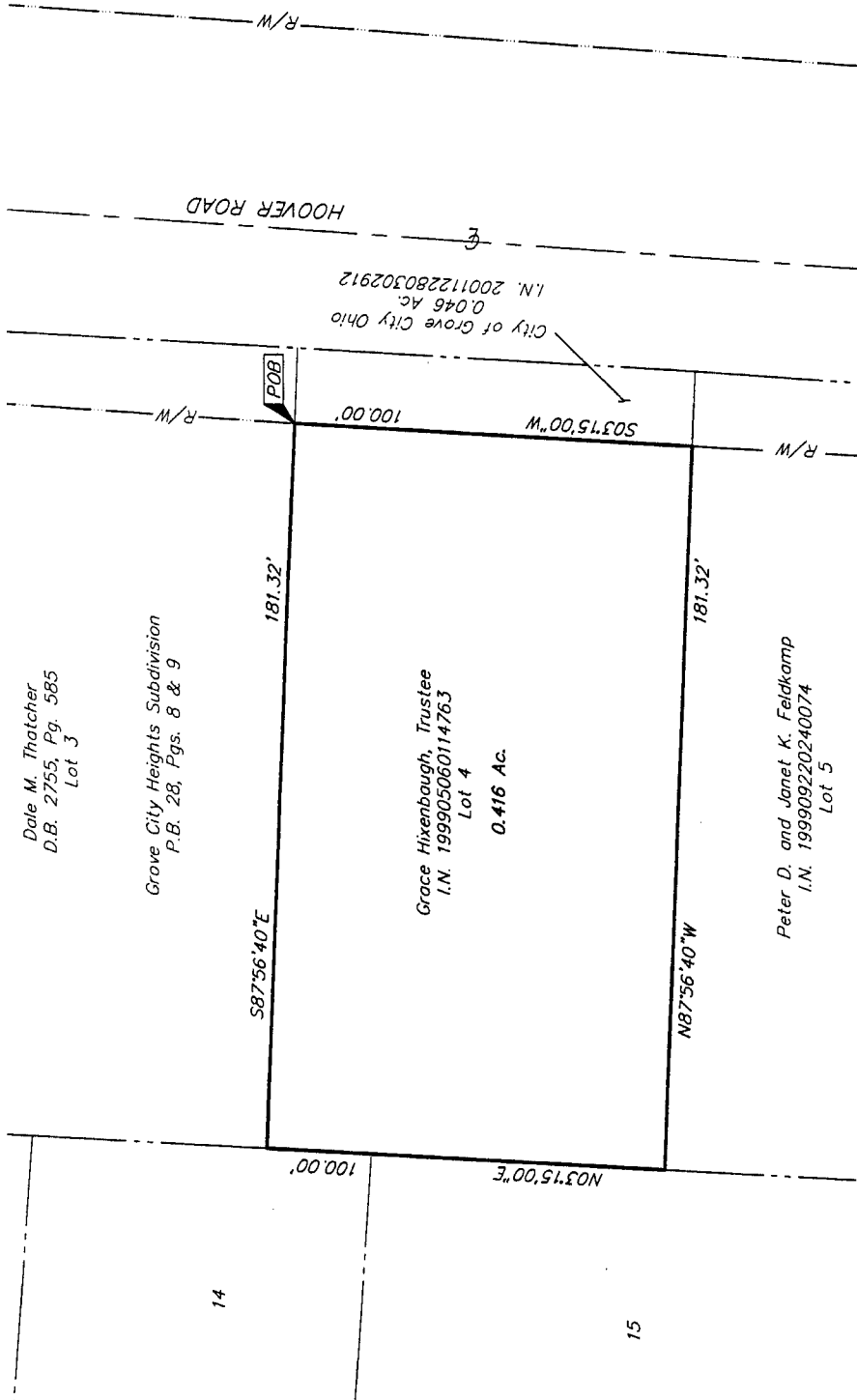
#### CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO

Date: September 7, 2006  
Scale: 1" = 30'  
Job No: 2006-0000

RECEIVED

SEP 08 2006

GC PLANNING COMMISSION



- = STONE FND.
- = MON. FND.
- = I.P. FND.
- = I.P. SET
- = MAG. NAIL FND.
- = MAG. NAIL SET
- ▲ = R.R. SPK. FND.
- △ = R.R. SPK. SET
- ◆ = P.K. NAIL FND.

I.P. Set are 13/16" I.D. iron pipe with cap inscribed EMHT INC



GRAPHIC SCALE  
(IN FEET)

By Professional Surveyor No. 8250